

Minutes of the Planning Commission Regular Meeting of Tuesday, September 20, 2016
Planning Commission, Council Chambers, One Twin Pines Lane, Belmont, CA

CALL TO ORDER 7:00 P.M.

ROLL CALL

Planning Commission members Present: McCune, Simpson, MacDonald, Chamberlin, Goldfarb, Mates

Planning Commission members Absent: Majeski

Staff Present: Community Development Director de Melo, City Attorney Rennie, Assistant Planner Langbauer, Associate Planner Gill, Principal Planner, DiDonato, Administrative Assistant, Turning

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

No requests from the Public to speak on this item.

COMMISSION ANNOUNCEMENTS

Chair McCune announced he will be out of town for the next 4 Planning Commission Meeting and will skype into the meeting from his location.

He noted Vice Chair Mates would Chair the meetings in his absence. Community Development Director de Melo would contact the Commission for a replacement should Vice Chair Mates be absent.

ITEMS APPROVED ON CONSENT CALENDAR

Draft Planning Commission Meeting Minutes of September 6, 2016

ACTION: TO APPROVE THE MEETING MINUTES OF SEPTEMBER 6, 2016 ON A MOTION BY COMMISSIONER GOLDFARB, SECONDED BY COMMISSIONER CHAMBERLIN

APPROVED 6/0/1

576 – 600 El Camino Real – Residential/Commercial Mixed-Use Development

ACTION: 1.) APPROVING AN EXCEPTION FOR THE ISSUANCE OF THE GRADING PERMIT PRIOR TO APPROVAL OF A FINAL MAP

2.) RECOMMENDING CITY COUNCIL APPROVAL OF PUBLIC UTILITY EASEMENT VACATIONS AT 576-600 ELCAMINO REAL (APP.NO. PA2013-0054 ON A MOTION BY COMMISSIONER MACDONALD, SECONDED BY COMMISSIONER SIMPSON

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APPROVED: 6/0/1
RESOLUTION 1.) 2016-51 / 2.) 2016-52

PUBLIC HEARINGS:

1616 CHULA VISTA DRIVE

Assistant Planner Langbauer summarized the staff report recommending approval of the Single Family Design Review project.

Chair McCune confirmed that no one on the Commission had ex-parte communications on this project, several commissioners had visited the site, no conclusions were made.

Staff and Applicant Panko were available for questions.

There were no requests from the public to speak on this item.

Chair McCune closed the Public Hearing.

Commission discussion ensued.

**ACTION: ON A MOTION BY COMMISSIONER GOLDFARB SECONDED BY
COMMISSIONER MATES APPROVING A SINGLE FAMILY DESIGN REVIEW AT
1001 NOTRE DAME AVENUE (APPL. NO. 2016-0042)**

PASSED: 6/0/1
RESOLUTION 2016-53

Chair McCune noted the item could be appealed within 10 calendar days.

2015 ARBOR AVENUE

Associate Planner Gill summarized the staff report recommending approval of the Single Family Design Review project.

Chair McCune confirmed that no one on the Commission had ex-parte communications on this project, several commissioners had visited the site, no conclusions were made.

Staff and Applicant Rockwood were available for questions.

Resident Charlie Akers spoke in opposition of the Public Works sidewalk requirement.

No other requests to speak on this item were received, Chair McCune closed the Public Hearing.

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Commission discussion ensued.

ACTION: ON A MOTION BY COMMISSIONER SIMPSON SECONDED BY COMMISSIONER GOLDFARB APPROVING A VARIANCE AND SINGLE FAMILY DESIGN REVIEW AT 2015 ARBOR AVENUE, APPL. NO. (PA-2015-0068) WITH THE REMOVAL OF PUBLIC WORKS SIDE WALK CONDITION 2A-1 TO INSTALL NEW SIDE WALK, CURB AND GUTTER AND AN ADDITIONAL CONDITION THAT THE APPLICANT WORK WITH STAFF TO MOVE GARAGE BACK 16 FT FROM THE EDGE OF STREET PAVEMENT (SAFETY POINT OF VIEW) AND FLARE OUT THE DRIVEWAY APRON TO 24 FT. AS IT MEETS THE STREET

AYES: SIMPSON, MATES, GOLDFARB, CHAMBERLIN, MCCUNE

NOES: MACDONALD

ABSENT: MAJESKI

PASSED: 5/1/1

RESOLUTION 2016-54

Chair McCune noted the item could be appealed within 10 calendar days.

Commissioner MacDonald was ill, left the dais for the remainder of the meeting.

STUDY SESSION

2200 Carlmont Avenue – Draft Environmental Impact Report for the Merry Moppet & Belmont Oaks Academy Rezoning and Master Plan Expansion Project

Principal Planner DiDonato provided a thorough summary of the project.

Architect Richard Terrones provided background information on the goals and purpose of the school.

Staff and Consultant's responded to questions from the Commission.

No requests from the public to speak on this item were received, the public comment session was closed.

Commission discussion ensued.

Comments were provided from the Commission to the applicant on the project.

ADJOURNMENT at this time, being 9:40 PM

Colleen Turning
Recording Secretary

Meeting televised and web streamed.